

5.13.1 Special Design Requirement

A. Suburban Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 100,000 square feet or lots that are five acres or larger shall meet the following standards:
 - a. The development plan shall establish the character and appearance of the development including any outlots, accessory structures and related development.
 - b. The development plan shall demonstrate how the proposed development implements applicable guidelines of Cornerstone 2020.
 - c. The development plan shall address building design and materials and design of focal points.
 - d. Signage – A unified signage plan shall be created that sets consistent standards for the design, appearance and location of signs within the development.

B. Traditional Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 80,000 square feet within the TCFD or 35,000 square feet within TMCFD, TNFD and Village Center shall meet the following standards:
 - a. The development plan shall establish the character and appearance of the development including outlots, accessory structures, and related development.
 - b. The development plan shall demonstrate how the proposed development implements applicable guidelines of Cornerstone 2020.
 - c. The development plan shall address building design and materials, design of focal points and streetscape design.
 - d. Signage – A unified signage plan shall be created that sets consistent standards for the design, appearance and location of signs within the development.
 - e. Developments within the Town Center Form District shall be designed to:

- i. extend the existing street and alley grid or create a new street and alley grid that is connected to existing streets and/or alleys where feasible;
- ii. be organized along one or more principal streets so that buildings form a street wall and shared parking is in the rear of the buildings or combined with on-street parking;
- iii. ensure that outlot development is consistent with the traditional pattern of development. This may require buildings to have two entrances – one on the front façade of the building facing the primary street and one in the rear where most parking is located; and
- iv. construct new structures so that at least 40 percent of the total square footage of the development is comprised of buildings with two or more stories.

5.13.2 Outdoor Amenities/Focal Point(s)

- A. Developments within the Neighborhood, Suburban Marketplace Corridor, Suburban Workplace and Regional Center Form Districts shall meet the following standard.
 - 1. Retail, Office and Mixed-Use developments that involve construction of a building or buildings with a total footprint greater than 100,000 square feet shall set aside an area equivalent to a minimum of 10% of the total building footprint for outdoor amenities. Outdoor amenities may be used as a way of fulfilling the focal point requirement for activity centers listed within the Cornerstone 2020 comprehensive plan. The applicant shall provide outdoor amenities that include any one or a combination of the following (Note: Final design of outdoor amenities shall require approval from the Planning Commission or designee):
 - a. Sidewalks, plaza or patio area, at least 15 feet wide and providing seating
 - b. Outdoor dining
 - c. Water feature
 - d. Landscaped green area with seating
 - e. Outdoor playground area
 - f. Multi-purpose trails/paths

2. Any such areas shall be accessible by walkways linking with the various uses within the development and/or with adjacent development. Amenities may be centralized or dispersed, but shall be located no more than 600 feet (measurement based on the pedestrian walkways) from the buildings required to provide the amenities. Outdoor open space may contain food service areas. The outdoor space shall include seating at a rate on not less than 1 seat per 200 square feet of outdoor amenity. To enhance usability, at least 25% of the open space shall be shaded or used for landscaping.

